

AGENDA
Planning & Zoning Meeting July 16, 2025

1. **Call to order**
2. **Roll Call** – Approval of minutes of the May 21, 2025 Meeting.
3. **Old Business-**
4. **Administrator / Board Comments:**
5. **Public Comment** (Limit of 5 minutes)
6. **Multi-Lot subdivision, Rolling Hills Estates First Replat by Lowell Poland, located NE ¼ Section 14-T14N-R10W**
7. **Conditional Use Permit by Adam Miller, Install solar panels within a subdivision, located in NE ¼ Section 5-T13N-R9W**
8. **Single Lot Subdivision, Ziller Sub, by Doug Petersen, Located NW ¼ Section 13-T13N-R10W**
9. **Discussion & Possible Action – Manufactured home/Pre Fab Homes less than 900 square feet**

MINUTES

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16th day of July 2025.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. and the Open Meeting Act was recognized. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's Office. Roll call showed 9 members present: Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek. Also, present were Cherri Klinginsmith, Planning & Zoning Administrator, Jennifer Ostendorf, Planning and Zoning Secretary Members of the public were: Elizabeth Eggers, Brian Dixson, Beverly McIntosh, Bert McIntosh and Tylor Robinson.

The agenda and minutes were E-mailed and mailed to the board members prior to the meeting. A motion was made by Chris Kosmicki and seconded by Daryl Anderson to approve the minutes from the May 21, 2025 meeting. Motion carried by a unanimous voice vote.

Old Business: none

Administrator / Board Comments: Administrator Klinginsmith updated the board stating that she attended Flood Plain Training in Kearney and was learning more on substantial damage reports.

Public Comment: none

Multi-Lot subdivision, Rolling Hills Estates First Replat by Lowell Poland, located NE ¼ Section 14-T14N-R10W – Administrator Klinginsmith presented to the board on behalf of Lowell Poland. This subdivision was originally done by Dan Vech and Lowell purchased 52 acres where he plans to have a private air strip. Since purchasing the 52 acres he has decided to sell off part of land dividing into 3 lots. He will still plan to have his private air strip on the land he is retaining. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Seeing none the public hearing was closed and discussion was had among the board members. After discussion Dave Sack moved to approved the multi-lot subdivision application for Rolling Hills First Replat by Lowell Poland. Daryl Anderson seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Conditional Use Permit by Adam Miller, install solar panels within a subdivision, located in NE ¼ Section 5-T13N-R9W Administrator Klinginsmith presented to the board on behalf of Adam Miller. Mr. Miller would like to install solar panels on his property which is within a multi-lot subdivision. These

would be freestanding panels not attached to the structure. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Bert McIntosh spoke in favor of allowing solar panes to be installed. He said that he personally has solar panels on his property and there are many advantages to having them. He said in this world we are constantly using more electricity and so by allowing solar panels it would help with keeping the cost down as well and it would have a positive impact on the environment. With no other discussion in favor or against the public hearing was closed. After discussion among the board Daryl Anderson moved to approve the conditional use permit allowing solar panels within the multi-lot subdivision subject to an approved decommissioned plan. Jack Reimers seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Single Lot Subdivision, Ziller Sub, by Doug Petersen, Located NW ¼ Section 13-T13N-R10W

Administrator Klinginsmith presented to the board on behalf of Doug Petersen. Klinginsmith stated that someone came in a month or so ago asking if this piece of land would be buildable, so she answered their questions and then she received this application for single lot subdivision. Klinginsmith noted that the driveway would have to be off of highway 58. Chairman Spilinek opened the public hearing asking for testimony in favor or against. Elizabeth Eggers and Brian Dixon were present and noted that this would be a dangerous spot for a driveway as there is a hill right there on highway 58. Brian and Elizabeth also just wanted to make sure that this would not affect their family's odor footprint? Klinginsmith pulled up the photos online and it showed that this piece of land would be outside of Dixon's odor footprint. Klinginsmith did also inform the board that she has informed the land owner before a zoning permit for a residence can be approved the access must come off of Highway 58. With no other discussion in favor or against the public hearing was closed. After discussion among the board Jack Reimers moved to approve the single lot subdivision application. Dave Sack seconded the motion. Motion carried with a 9-0 roll call vote. YES - Daryl Anderson, Dave Sack, Kenneth Kozisek, Jeff Christensen, Chris Kosmicki, Jack Reimers, Randy Kauk, Ron Kulwicki and Terry Spilinek

Discussion & Possible Action – Manufactured home/Pre Fab Homes less than 900 square feet

Administrator Klinginsmith had someone come in the office to request to live in a 14x40 prefab home. Klinginsmith mentioned to the board that she spoke with County Attorney Sytka and after reviewing the regulations it was determined that this would not meet the current regulations for Howard County. The board mentioned that they would bring this up for discussion when updating the zoning regulations with Marvin Planning & Associates.

With no further items on the agenda, Ken Kozisek moved to adjourn the meeting and Ron Kulwicki seconded the motion. Motion carried with a 9-0 voice vote.

Howard County Planning & Zoning Secretary
Jennifer Ostendorf